

640 Hwy 1 W
640 Hwy 1 W | Iowa City, IA | US | Johnson County
Available SF: 4,256 | Lease Rate: \$16 | Sale Price: \$2,300,000



Building Type:	Office
Available SF:	4,256
Total SF:	4,256
Zoning:	CC2
Year Built:	2007
Sale Price:	\$2,300,000
Lease Rate:	\$16
Last Updated:	Feb 12, 2025

Economic Development Contact

Nancy Bird
Greater Iowa City, Inc.
136 S. Dubuque Street
Iowa City, IA 52240
| nancy@greateriowacity.com

Realtor/Owner Contact

Jeff Edberg
| jeff@icrealestate.com

Property and Area Description

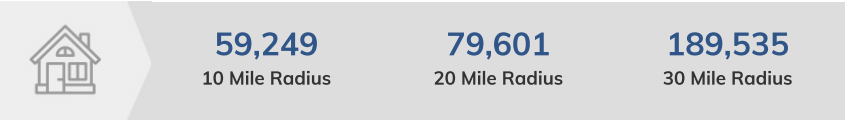
Put your business in front of 23,400 cars per day and benefit from the income of 2 long-term leases. 5,277 square feet of the building was a previous bank location, featuring 7 hard wall offices, several cubicles, teller stations, drive-through stations, work areas, conference room, electronic demark room, mechanical and storage areas. There is a cash vault, main vault, security system and personal property expected in a bank. Current Owner is offering a \$25 per square foot Buyer improvement allowance to help facilitate a change of use. New Owner could utilize the 660 square foot drive through for food service, pharmacy delivery, etc. CC2 zoning allows for office or retail. Jensen Eye Care occupies 3,137 square feet with an exceptional build out. 2nd lease for 500 square feet of exterior space for a cell tower. Put your business in front of 23,400 cars per day. This 4,256 SF suite was a previous bank location, featuring 7 hard wall offices, several cubicles, teller stations, drive-through stations, work areas, conference room, electronic demark room, mechanical & storage areas. There is a cash vault, main vault, security system and personal property expected in a bank. New tenant could utilize the 660 square foot drive through for banking, food service, pharmacy delivery, etc. CC2 zoning allows for office or retail. Co-tenant is long respected Jensen Eye Care. Base rent of \$16 PSF plus NNN charges = \$10,725.12 per month gross.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Nancy Bird | President, CEO | Greater Iowa City, Inc.
136 S. Dubuque St. | Iowa City, IA 52240 | (309) 582-4182 | nancy@greateriowacity.com